

Appendix 6 – Licence Conditions

License conditions are aimed at ensuring licensed properties are safe, meet basic standards, and are managed in a satisfactory way. The selective licensing scheme would tackle specific problems by applying conditions to licenses which relate to the management of the property. Conditions are a mixture of mandatory and local conditions which fall into four main categories.

Mandatory

- Conditions requiring the licence holder, if gas is supplied to the house, to produce to the local housing authority annually for their inspection a gas safety certificate obtained in respect of the house within the last 12 months.
- To keep electrical appliances and furniture made available the licence holder in the house in a safe condition; to supply the authority, on demand, with a declaration as to the safety of such appliances and furniture.
- To ensure that smoke alarms are installed in the house and to keep them in proper working order; to supply the authority, on demand, with a declaration as to the condition and positioning of such alarms.
- Conditions requiring the licence holder to supply to the occupiers of the house a written statement of the terms on which they occupy it.
- Include conditions requiring the licence holder to demand references from persons who wish to occupy the house.

Local conditions

The local conditions are split into four main categories that cover the different aspects of the licence.

Property

The property conditions dictate standards with regard to Gas and Solid Fuel, Electrical and Fire Safety, Gardens/Yards, Drainage and other areas that impact on safety or quality of life of occupants.

Tenancy Management

The tenancy management conditions will set out how licence holder/managers conduct themselves when dealing with the tenancy aspects of their properties. These conditions will contain prescriptive measures on Tenancy Agreements, References, Managing Repairs and Anti-social Behaviour amongst other things.

Training Requirements

The selective licence will require that licence holders and managers attend training to understand the responsibilities in managing their properties. The conditions will set out what level of training is appropriate and highlight the training options available from the Council.

Occupancy Level

These conditions will limit the maximum number of occupants per property; the factors that impact on determining the maximum number of occupants are based on the size of property and tenure type.